

The Salisbury Planning Board held its regular meeting on Tuesday, October 26, 2004, in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Len Clark, Dr. James Johnson, Brian Miller, Rodney Queen, Sandy Reitz, Jeff Smith, Valerie Stewart, Albert Stout, and Diane Young

ABSENT: Mitzi Clement, Lou Manning, Rev. Jerry Wilkes

STAFF: Janet Gapen, Dan Mikkelson, Diana Moghrabi, Joe Morris, Preston Mitchell

The meeting was called to order by Co-Chairman **Jeff Smith**. The minutes of the October 12 meeting were approved as published. Co-Chairman Smith offered a moment of silence to reflect.

Randy Hemann made a Power Point presentation on the subject of *Amendment One*.

North Carolina is one of only two states in the country without a powerful economic development tool called self-financing bonds. With 185,000 jobs lost, North Carolina can no longer afford such a distinction.

This is a proposal for self-financing bonds. It is a local economic development tool that will create quality jobs, revitalize communities, and attract new economic opportunities in North Carolina.

- A district is drawn for the development.
- A public/private partnership is formed.
- The project would be approved by both the City and County governments.
- Bonds are paid off with additional tax revenues collected within a development district that has experienced higher property values as a result of public and private investment within that district.
- Bonds pay for public improvements such as streets, water and sewer service and sidewalks in special development districts. Those facilities and the private development they support cause property values in a district to improve. That generates additional tax revenues to pay off the bonds.
- The existing tax rate in the community and development district stays the same.

Projects the bonds will support include the re-use of abandoned textile and furniture plants, affordable housing, and commercial development in inner cities, industrial parks, redevelopment of areas damaged by environmental pollution or natural disasters.

More than 95% of the self-financing bonds have succeeded across the country. They are tied to tangible property so the income stream always remains.

There are many examples of successful projects that include Greenville, Atlanta, and Virginia Beach, VA. The Empire Hotel is a potential local project. If renovated it could mean about \$10 million on the tax books. This could translate to \$61,500 a year in increased taxes. This money could be invested in a parking garage that could serve the immediate downtown area. It could go toward streetscape improvements. The hotel would create at least 150 new jobs and \$2,272,000 in new income and a little over \$6.5 million in retail sales.

These figures are from an economic development study done by a non-biased third party with a PhD from NC State.

Amendment One crosses party lines and has support in our community. There is a great deal of misinformation "out there." Sandy Reitz recommended that the Salisbury Post do a Q & A on the subject.

For more information visit <http://www.amendmentone.org/qanda.html>

COMMITTEE REPORTS

- (a) **Legislative Committee B** (Itinerant Merchants & Concessions) – (L. Clark, ch., S. Reitz, v. ch., R. Queen, J. Johnson, A. Stout) – **Len Clark** reported that the committee met with a representative from the health department and Sandy Miller of the City's privilege license department. The committee reports that there will be no additions to the zoning ordinance concerning itinerant merchants & concessions. An information sheet consisting of the city codes and actions that can be taken against problem itinerant merchants will be attached to a privilege license. The attachment will include information suggesting when itinerant merchants are allowed; some guidelines for non-profits will be included.

OTHER BUSINESS

Senior Planner, Preston Mitchell, reviewed the October 19 actions of City Council as they pertain to the Planning Board.

- Council approved (5-0) a 30-Day Temporary Pool Hall permit for Charles Valley at 900 Mooresville Highway
- Council approved (5-0) the Police Department Group Development Plan (G-05-04)
- Council approved (5-0) the Cone, LLC Group Development Plan (G-17-04)
- Council approved, with conditions, the installation of fiber optic line within the public Right-of-way for the recent / ongoing expansion of Rowan Regional Medical Center
- Council approved (5-0) the installation of six sets of stop signs, to be installed over a 6-week period, for Fulton Heights neighborhood. Note that a sign for the visually impaired resident will be installed as well. Also, any speed reductions will need to be approved by Council only after a petition (min. 50%) has been submitted to the City.
- Update on Convention / Conference Center Task Force
- Report on Transportation Enhancement Grant

Z-15A-04 and Z-15B-04 will be on the Council agenda for November 2; this concludes the downtown B-6 to B-5 rezonings, which have been in preparation for the new land ordinance expected next year.

Jeff Smith asked the staff to revitalize the Sidewalk Committee. At the November 9 Planning Board meeting the committee is to set a date to meet in order to create an outline of the committee's goals. Members of the Planning Board discussed their individual recollections of the first meeting, and offered some suggestions of what the future goals might be for the committee. Dan Mikkelson said that the City's street division is hiring the Institute for Transportation Research and Education (ITRE) for a project in the spring. They will inventory street and sidewalk conditions, and present it in a format that will be GIS compatible.

Brian Miller suggested that, once the Downtown B-6 to B-5 is completed, the Downtown Committee should start with a parking exempt study. Joe Morris will give the Planning Board some information about the Municipal Service District (MSD) process; which is a voluntary process initiated by the property owners.

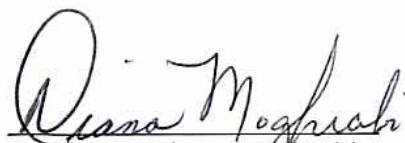
Brian Miller would like to form a list of small area studies; an example of such a study is Jake Alexander Boulevard., East of the interstate. Joe Morris said the staff is using the N. Main Street small area study as a prototype in creating a system to conduct these studies.

FUTURE COMMITTEE MEETINGS

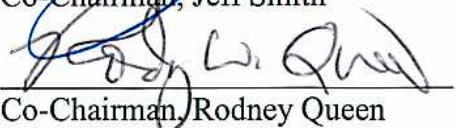
Committee 1 (N. Main Small Area Study) – S. Reitz, ch., L. Manning v. ch., J. Smith, A. Stout
First floor conference room – City Hall
Thursday, November 4 at 8:30 a.m.

Legislative Committee A (Sign Ordinance) B. Miller, ch., J. Wilkes, v. ch., L. Manning,
V. Stewart, D. Young
Wednesday, November 10 at 4:00 p.m.
First floor conference room – City Hall
Joint meeting with members of the Community Appearance Commission
RE: Special Events Signage and Three-Dimensional Signage

There being no further business to come before the Board, the meeting was adjourned.


Secretary, Diana Moghrabi


Co-Chairman, Jeff Smith


Co-Chairman, Rodney Queen